

Message Text

UNCLASSIFIED

PAGE 01 NIAMEY 02477 261545Z

12

ACTION FBOE-00

INFO OCT-01 AF-06 ISO-00 A-01 /008 W

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R 261507Z JUN 75

FM AMEMBASSY NIAMEY

TO SECSTATE WASHDC 1032

INFO AMEMBASSY NAIROBI

UNCLAS NIAMEY 2477

DEPT FOR A/FBO DEPUTY ASS'T SECRETARY RALSTON FROM AMBASSADOR

NAIROBI FOR MARVEL

E.O. 11652: N/A

TAGS: ABLD, NG

SUBJECT: FBO PROPERTIES, NIAMEY

1. THANKS TO EXPERTISE OF FBO SUPERVISOR MARVEL AND YOUR SUPPORT, I AM PLEASE TO REPORT THAT AFTER MANY MONTHS OUR RESIDENCE IS ONCE AGAIN BLESSED WITH HOT WATER. WE ARE MOST GRATEFUL FOR THIS HAPPY DEVELOPMENT.

2. WE ARE ALSO GRATEFUL FOR SUPERVISOR MARVEL'S OTHER CONTRIBUTIONS TO MAINTENANCE AND IMPROVEMENT OF OUR FBO PROPERTIES. WITH HIS COLLABORATION WE WEREABLE TO TO MOVE FORWARD RESIDENCE LIVING ROOM EXPANSION TO POINT WHERE WE HOPE BIDS CAN BE ENTERTAINED, FUNDS OBLIGATEDAND PROJECT UNDERTAKEN.

2) TO MODIFY AND PROVIDE A/C FOR TWO OFFICES ON SECOND FLOOR OF CHANCERY; 3) TO IDENTIFY VARIOUS DEFECTS IN CANCERY THAT REQUIRE URGENT ATTENTION; 4) TO REORGANIZE SPACE AVAILABLE TO US TO ACCOMMODATE OUR EXPANDING NEEDS. (THIS WILL BE DEALT WITH IN SEPTTEL.)

3. AS RESULT THIS EXERCISE, IT APPARENT THAT OUR PROPERTIES, I.E., CHANCERY AND RESIDENCE ARE NOT UNCLASSIFIED

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RPT NOT HOLDINGUP AS WELL AS THEY SHOULD AFTER ONLY

FIVE YEARS OF OCCUPANCY. WHATEVER REASONS MAY BE, THEY INCLUDE FAULTY CONSTRUCTION, INADEQUATE SUPERVISION DURING CONSTRUCTION, A VERY HOSTILE CLIMATE AND INADEQUATE MAINTENANCE DURING LAST FIVE YEARS.

4. LESSONS TO BE DRAWN FROM THIS VERY VALUABLE AND DETAILED INSPECTION OF PROPERTIES BY SUPERVISOR MARVEL IS THAT WE NEED IMPROVE OUR MAINTENANCE PROGRAMS AND THAT NEW CONSTRUCTION OR REPAIRS OF ANY IMPORTANCE NEED EXPERT SUPERVISION WHICH NOT AVAILABLE LOCALLY.

5. STATE OF PLAY AS WE UNDERSTAND IT BASED ON SUPERVISOR MARVEL'S MESSAGES DESCRIBING PROBLEM AND RECOMMENDING SOLUTIONS AND FUNDING FOLLOWS:

1) LIVING ROOM EXPANSION RESIDENCE (NIAMEY 2369)
STATUS. DECISION PENDING WITH FBO.

2) PLUMBING REPAIRS, RESIDENCE (NIAMEY 2235;
STATE 139252) STATUS: PROJECT NEARING COMPLETION.

3) EMERGENCY REPAIRS TO CHANCERY CANOPY (NIAMEY 2092,
STATE 137127) STATUS: PROJECT NEARING COMPLETION.

4) EMERGENCY REPAIRS TO CHANCERY ROOF (NIAMEY 2244)
STATUS: DECISION PENDING WITH FBO.

5) A/C COMPRESSORS FOR RESIDENCE AND CHANCERY
(NIAMEY 2367 AND STATE 148357) STATUS: EMBASSY IN
PROCESS ORDERING COMPRESSORS.

6) MODIFICATION OF ROOM AND A/C NW AREA OF CHANCERY
STATUS. EMBASSY AWAITING BIDS FROM LOCAL FIRMS.

7) A/C FOR OFFICE IN NE AREA OF CHANCERY (NIAMEY 2295)
STATUS: DECISION PENDING WITH FBO.

8) REORGANIZATION OF SPACE IN UTILITY BUILDING, STATUS:
BIDS AWAITED FROM LOCAL FIRMS.
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6. WE APPRECIATE RESPONSES TO DATE AND LOOK FORWARD TO EARLY APPROVAL, HOPEFULLY BEFORE JUNE 30, ON LIVING ROOM EXPANSION, EMERGENCY REPAIRS TO CHANCERY ROOF AND MODIFICATION AND A/C ON OFFICE IN CHANCERY.

7. ALSO APPRECIATE CLARIFICATION ON FUTURE SUPERVISION OF PENDING PROJECTS. FOR EXAMPLE WORK ON PLUMBING REPAIRS WHICH HAS

BEEN EXTENSIVE AND REPAIRS ON CHANCERY CANOPY ARE ABOUT COMPLETED. WE LACK TECHNICAL EXPERTISE HERE TO SIGN OFF ON JOB AS MEETING SPECIFICATIONS AND TO DISMISS FIRMS ENGAGED IN THESE PROJECTS AS WELL AS OTHERS WHICH ARE PENDING.

8. CAN FBO PROVIDE SUPERVISOR TO MAKE THESE EVALUATIONS? EXPERIENCE TO DATE HAS DEMONSTRATED THAT POOR CONDITION OF OUR PROPERTIES DUE MAINLY TO LACK OF ADEQUATE SUPERVISION AND MAINTENANCE. PRESENCE OF EXPERIENCED SUPERVISOR WILL IN LONG RUN SAVE MONEY AND PROVIDE BETTER PROTECTION OF RESIDENCE AND CHANCERY.HECK

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